INVESTOR NUMBER: 011-6364272-703

Selene Finance, LP CM #: 339604

MORTGAGOR(S): CAROL M. TURNER BENSON

Grantee's Address:
Secretary of Housing and Urban Development
c/o Michaelson, Connor & Boul
4400 Will Rogers Parkway
Suite 300
Oklahoma City, OK 73108-183

STATE OF ALABAMA

COUNTY OF SHELBY

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Dollars (\$500.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, Selene Finance LP, does hereby grant, bargain, sell, and convey unto Grantee, The Secretary of Housing and Urban Development, his Successors and Assigns, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 524, according to the survey of Savannah Pointe Sector V, Phase II, as recorded in Map Book 30 Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

20160517000167840 1/3 \$21.00 Shelby Cnty Judge of Probate, AL 05/17/2016 10:43:49 AM FILED/CERT contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it. 2015. Selene Finance, LP Bankruptcy Manager Its: Florida STATE OF Duval COUNTY OF On the 30 day of Jive of year 20 15 before me, the undersigned, a Notary Public in and for said State, personally appeared Irisa Staggers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument. Admir Imamovic Admir Imamovic AY PUS NOTARY PUBLIC COMMISSION#FF 141918 EXPIRES: JUL 15, 2018 BONDED THRU

1st FLORIDA NOTARY, LLC THIS INSTRUMENT PREPARED BY: Rebecca Redmond

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this

conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed

20160517000167840 2/3 \$21.00 20160517000167840 2/3 \$21.00 Shelby Cnty Judge of Probate, AL 05/17/2016 10:43:49 AM FILED/CERT

Sirote & Permutt, P.C.

P. O. Box 55727

2311 Highland Avenue South

Birmingham, AL 35255-5727

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Secretary of Housing and Urban Grantee's Name Grantor's Name Selene Finance LP Development c/o Selene Finance, LP Mailing Address Mailing Address 4400 Will Rogers Parkway 9990 Richmond Ave Suite 400 South Suite 300 Oklahoma City, OK 73108-183 Houston, TX 77042 Date of Sale Property Address 441 Savannah Cove 6/30/2015 Calera, AL 35040 Total Purchase Price \$195,126.22 Actual Value or Assessor's Market Value \$ The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required) Bill of Sale Appraisal Sales Contract Other Foreclosure Deed Closing Statement If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required. attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Sign

(verified by)

Date 5/11/2016

Unattested

20160517000167840 3/3 \$21.00 Shelby Cnty Judge of Probate, AL 05/17/2016 10:43:49 AM FILED/CERT

(Grantor/Grantee/Owner(Agent) circle one

Print Derick Hunt, title specialist